

FOR LEASE

# SAWGRASS CENTER

13807

NW 4TH STREET

Sunrise, FL 33324



## PROPERTY FEATURES

- + Available SF:  $\pm 12,237$  SF
- + Total office:  $\pm 2,811$  SF
- + 1 Dock well with edge-o-dock leveler
- + 2 Drive-in doors
- +  $\pm 24'$  Clear
- + Fully fire sprinklered
- +  $\pm 2.2$  Per 1,000 SF parking ratio
- +  $\pm 400$  Amps 600/374, 3 Phase
- + Class "A" building with institutional ownership
- + Easy access to I-595, I-75 and Sawgrass Expressway
- + Lease rate: \$8.50 NNN Plus \$3.89 in Op Ex



## CONTACT US

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GLP

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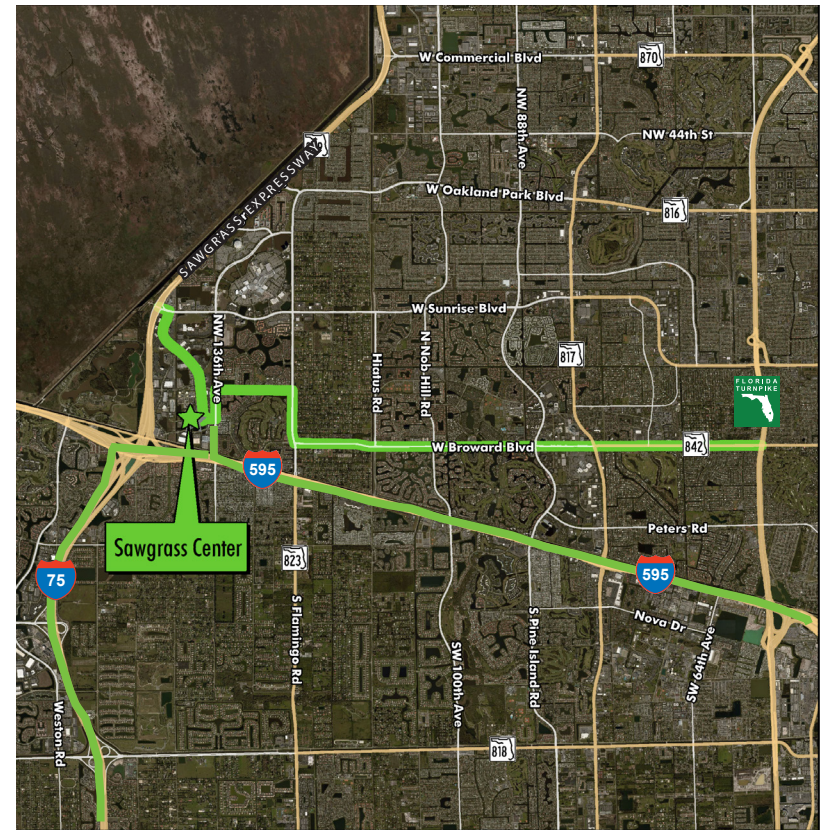
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## CLASS "A" WAREHOUSE SPACE

GLP is one of the largest U.S. providers of industrial real estate with over 170 million square feet under management. Sawgrass Center totals  $\pm 58,650$  SF with  $\pm 12,237$  SF available for lease. The  $\pm 12,237$  SF class "A" space offers  $\pm 2,811$  SF of offices. The building has  $\pm 24'$  clear with 100% fire suppression and dock well loading with grade level access as well. This facility is flex in nature with  $\pm 2.2$  per 1,000 SF parking ratio. Glass store fronts lead to functional offices. This corporate headquarters style facility is perfect for hybrid flex or service oriented company as well as a manufacturer or a distributor.



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